

**MINUTES OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH  
WEDNESDAY OCTOBER 13, 2021  
6:00 PM**

***Commission Members Present:*** Planning Commission Chair Lisa Murray, Stephen Cornelsen and Jane Mathisen

***Commission Members Present via Zoom:*** Jan Johnson

***Commission Members Absent:*** Dennis Nordfelt, Craig Rasmussen, Darren Glather

***Staff Members Present:*** Community Development Director Bryan Kimball, Community Development Clerk Megan Spurling

***Others Present:*** Ryan Rees, Torrie Rees and Paul Davis

---

Planning Commission Chair Lisa Murray called the meeting to order at 6:05 p.m.

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of the September 22, 2021 Planning Commission meeting.

***Planning Commission Member Jane Mathisen moved to approve the September 22, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Stephen Cornelsen. All were in favor. The motion carried.***

**PUBLIC MEETING**

**V-Dot Meats: Discussion of a proposed project for a beef processing plant on property located at 567 W 100 N in the Industrial Zone.**

Ryan Rees provided the letter from Snow College saying that they could purchase the ground where they intend to build the processing plant. Ryan came prepared to answer the questions and concerns posed by the Planning Commission at the last meeting. The applicant was asked to provide a letter from the USDA stating that the facility was in compliance, but a letter cannot be issued until he submits plans and after a Conditional Use Permit is issued. A guarantee could be given after inspection. Staff would then make sure all the boxes were checked before the applicant could begin operations.

Ryan reiterated his plan is to have the facility go on 100 north. The goal is to have a facility that handles 50 head of livestock a day. There is a transformer there and there would not be a need to

run new power or sewer. The locations would also be ready to handle the water they are intending to use, approximately 15,000 gallons a day. A flotation device will be put in to take off any solids. Blood will not be going in to the sewer and ponds. Some of the blood and water will be able to be given to farmers for their crops, at least 8 months out of the year. The lagoons have the capacity. There will be a livestock barn, it will be a completely enclosed facility. There will be daily pick up, creating a clean and orderly facility. A privacy fence will be installed around the property. Gravel and asphalt will also be put in. The USDA does not allow landscaping due to rodents. Commission Chair Lisa Murray reiterated zero scaping can be done.

Anything able to be harvested from the animal will be used as an edible product. Any byproducts will go as quickly as possible. The main product will be shipped out on a daily or every other day basis. The way water is facilitated to farmers will have to worked out with irrigation companies, this process is yet to be determined.

Bryan went over the staff recommendations provided in the prior meeting. Bryan feels the water usage is very manageable. Complying with state and federal requirements is a condition of approval. The biggest concern is being put in non-compliance with the sewer as far as state goes, however Bryan feels things are moving in the right direction. The conditions will be recorded with the property so that any potential buyers down the road will know them and will be passed on.

The applicant explained the cattle will be processed within 12 hours of arriving. Vinegar is used to clean the animal. Simple green, Dawn dish soap and bleach are used for cleaning the facility. Bleach is not a heavily used product. They are wanting to provide an organic product, so cleaning products will also have to be organic.

Paul Davis explained the cleaning process, as well as the plans for water storage so the system is not overwhelmed. The animals will not be held outside of a building, that is a USDA requirement. As far as ventilation there are charcoal filters that drop in and those can be placed if there is a concern. Two trailers come in a day with animals and two trucks will go out with the harvested beef and renderings. Paul explained the loading process of the hides and renderings. New clean bins will be placed every day. The applicant has other plants located in Iowa, Missouri and Minnesota. It was also discussed how the animals and products will be concealed and not openly visible to those driving by. Commissioner Jane Mathisen asked what plans were in place to control a potential leak from the water tank. Paul relayed their plans to contain a potential leak. The water that farmers do not take would be treated and discharged in to the sewer system.

***Planning Commission Member Stephen Cornelsen moved to recommend the City Council approve V-Dot Meats: A proposed project for a beef processing plant on property located at 567 W 100 N in the Industrial Zone with the following conditions; must meet all city, county and state laws and codes, staff requirements including fencing, odor mitigation, solids disposal, sewer discharge limitations and USDA certification so as to protect the health, safety and quality of life of the citizens. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.***

## ***PLANNER'S REPORT***

Community Development Director Bryan Kimball reported on Devan Fowles and his family. He also reported on the presentation given at the water conference he attended. The new water year starts October 1<sup>st</sup>, there has been a good start this year already. Work is being finished up on the roads by Stephen Cornelsen's house. Ace Hardware has also opened since the last meeting. Discussion about the temple and possible locations.

Bryan has received drawings and applications for food chains. Soap Creek is looking to expand. More announcements are coming. Utility work is being done for the town homes at Ephraim crossing. The article in the paper about the possibility of a recreation facility was talked about. The new well needs a replacement part but it is pumping in the meantime. Bryan also discussed the aquifer recharge project. The new well is in process of being approved with the core of engineers. Hopefully will break ground in the spring.

## **ADJOURNMENT**

*Planning Commission Member Jane Mathisen moved to adjourn the meeting at 6:57 pm. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.*

Minutes approved on: 10/27/21

  
Lisa Murray, Chair

Attest:

  
Megan Spurling, Community Development Clerk